

# TWO GROUND LEASE OPPORTUNITIES

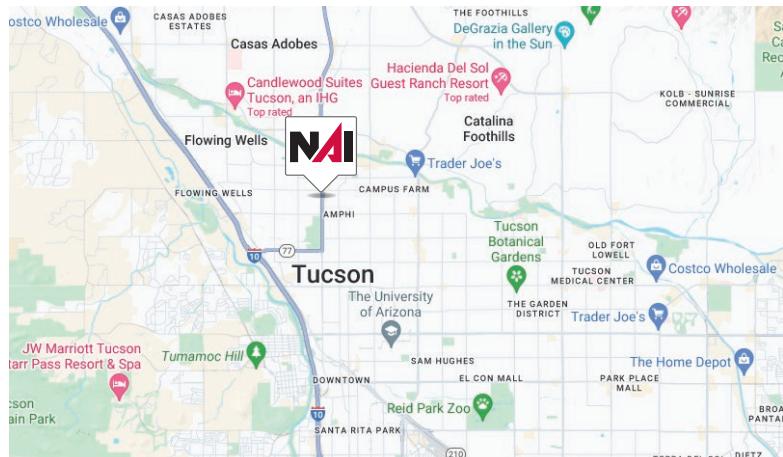
4001 & 4025 N Oracle Rd  
Tucson, AZ 85713

YOUR  
SIGN  
HERE

DRIVE THRU

40 M

# Property Information



**Property Type:** Retail

**Location:** 4001 & 4025 N Oracle Road  
Tucson, AZ 85713

**Lease:** Contact Broker

**Site Size:** 69,816 SF

**Zoning:** C-3, City of Tucson

**Primary Use:** Restaurant

**Parcel:** 104-09-144E, 104-09-144C

## Property Features

- Oracle Road Frontage
- Established QSR location
- C-3 Zoning, City of Tucson
- High Traffic Counts
- Hard Corner of Oracle Rd and Rodger Rd
- Available Signage

Please Call Brokers for Pricing

Demographics	1 mile	3 miles	5 miles
Population	14,252	103,082	233,249
Avg. Age	36.0	35.2	35.4
Avg. HH Income	\$49,846	\$67,167	\$78,750

Traffic Counts	VPD
Oracle Road	51,284
Roger Road	11,397

Ben Craney

+1 520 398 4885

ben.craney@naihorizon.com

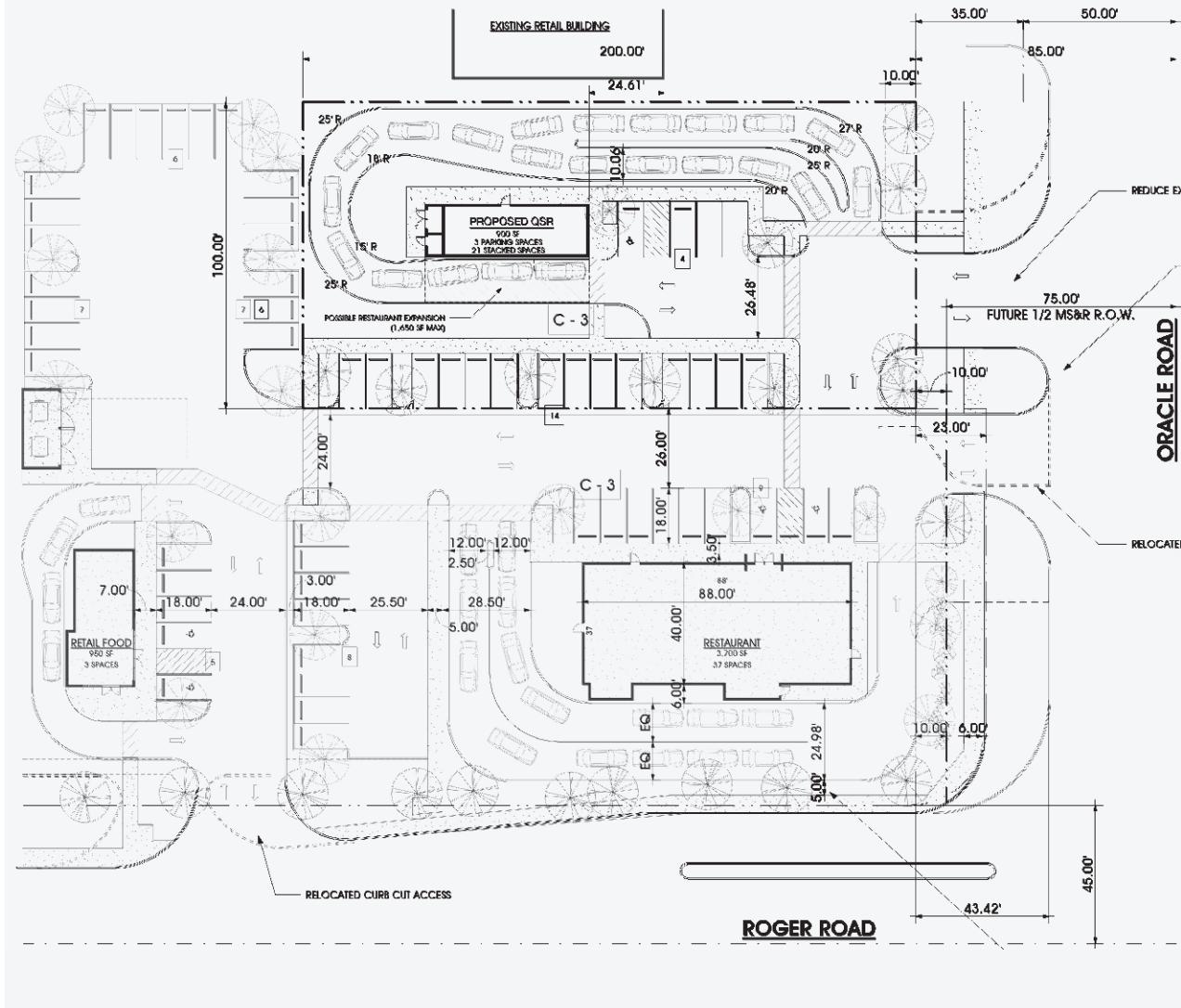
Gordon Wagner

+1 520 398 5130

gordon.wagner@naihorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# Site Plan | Concept Plan



Ben Craney

+1 520 398 4885

ben.craney@naihorizon.com

Gordon Wagner

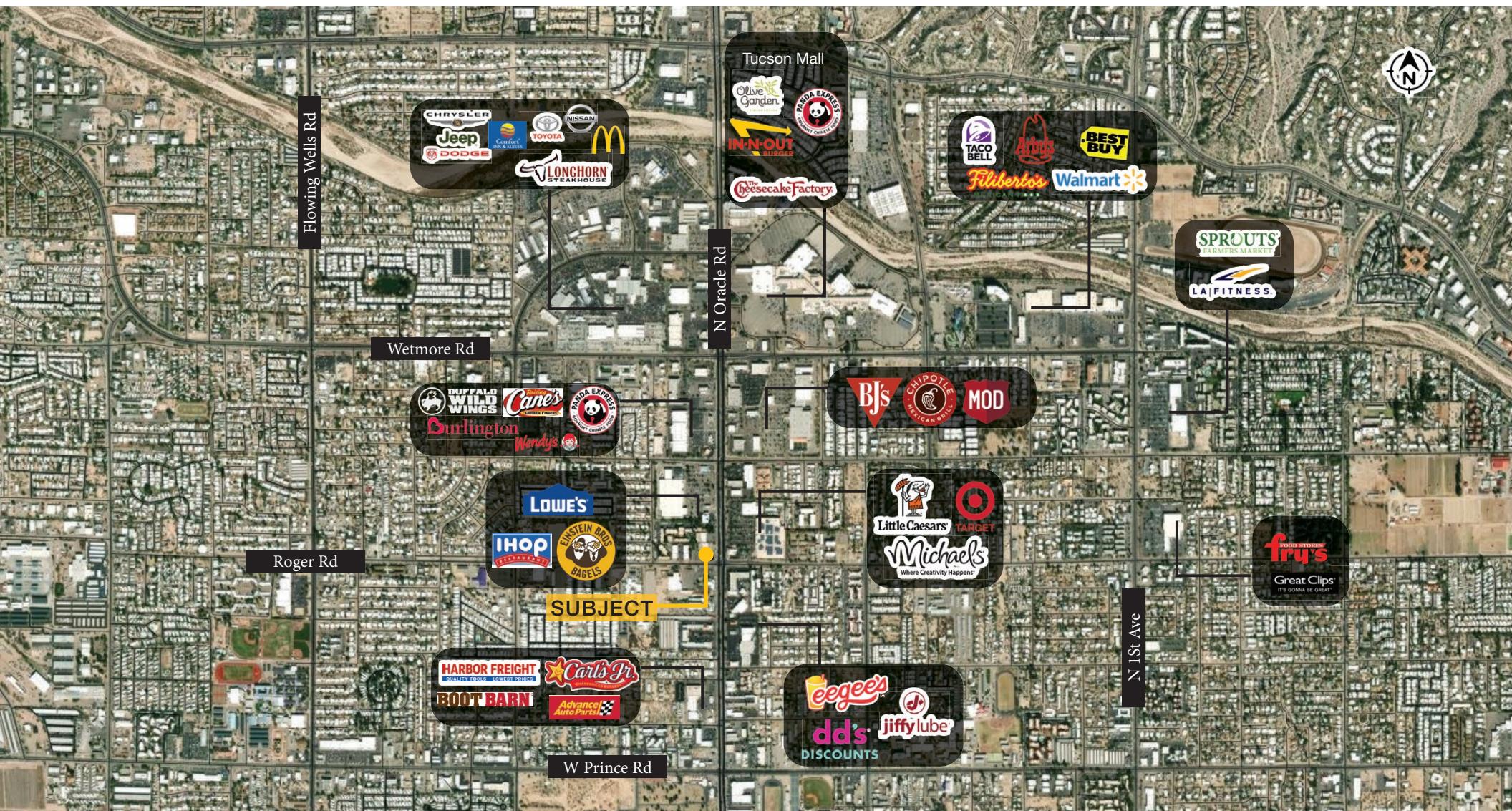
+1 520 398 5130

gordon.wagner@naihorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**NAI**Horizon  
2900 N Swan Rd, Suite 200  
Tucson, AZ 85712  
+1 520 326 2200  
naihorizon.com

# Retail Map



Ben Craney

+1 520 398 4885

ben.craney@naihorizon.com

Gordon Wagner

+1 520 398 5130

gordon.wagner@naihorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**NAI**Horizon  
2900 N Swan Rd, Suite 200  
Tucson, AZ 85712  
+1 520 326 2200  
naihorizon.com